GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:2368
ANSWERED ON:07.08.2001
PERMISSION FEE OF MIXED LAND USE IN RESIDENTIAL COLONIES
RAVINDRA KUMAR PANDEY

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether it is a fact that the permission fee of mixed land use in residential colonies have been reduced to 2.5 per cent of the difference between current commercial and residential rates on annual basis for allowing mixed land use namely nursing homes, banks and guest houses;

(b) if so, the details thereof;

(c) the criteria for realisation of permission fee from the date of effect;

(d) whether the Government propose to reduce permission fee of mixed land use; and

(e) if so, the details thereof?

Answer

MINISTER OF STATE FOR URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI BANDARU DATTATREYA)

(a)to(e): Yes, Sir. Government vide Notification ofmay 7, 1999, allowed Nursing Home, Guest House, Boarding House, Lodging House in residential plots of minimum size of 209 sq.m. facing roads of minimum width of 18 mtrs. (9 mtrs in special area and 13.5 in rehabilitation colonies) and subject to certain conditions like road frontage catering to neighbourhood facility, parking requirements, etc. The permission fees to be charged for such activity was kept @ 10% per annum of the difference between current commercial rate and current residential rate as approved by the Ministry from time to time. Onfurther review, the permission fee for Guest Houses was reduced to 2.5% of differeence between current commercial rate and current residential rate on 13/20.11.2000. In case of Guest Houses having more than 15 rooms, for each additional room paermission fee would be paid @ 5%. The fee will be based on actual floor area utilised for such non-residential purpose and the amount collected through the levy of permission fee would be kept in the escrow account by the local body and utilised for augmentation of infrastructure in and around the area.

As far as Nursing Homes are concerned, the Delhi Medical AssociationNursing Home and Medical Establishment Forum inWP No. 6240/1999 had moved the Hon`ble High Court against revised permissionfee wherein the Hon`ble High Court in itsjudgement dated June 1, 2001 struck down the levy of permission fees relating to Nursing Homes and given liberty for processing the case under section 57(1)(f) of Delhi Development Act. The mater of permissibility of Nursing Homes in residential colonies and the permission fees/user charges to be charged from them is under examination.